

**MANHATTAN TOWNHOMES OWNERS ASSOCIATION, INC.**

94 UNITS

**JANUARY 1 2025 to DECEMBER 31 2025 APPROVED BUDGET**

<b>ACCT</b>	<b>REVENUE</b>	<b>2024 APPROVED ANNUAL BUDGET</b>	<b>2025 PROPOSED ANNUAL BUDGET</b>	<b>2025 APPROVED MONTHLY</b>
4010	Unit Maintenance Fees	\$389,160	\$400,923	\$33,410
	<b>TOTAL REVENUE</b>	<b>\$389,160</b>	<b>\$400,923</b>	<b>\$33,410</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative	\$4,000	\$4,650	\$333
5300	Insurance (Casualty) 3/18 & 5/27	\$134,500	\$148,500	\$12,375
5400	Lawn Service Contract	\$14,000	\$16,600	\$1,383
5600	Lic/Permit Fees	\$300	\$300	\$25
5800	Management Fee	\$9,600	\$9,600	\$800
5900	Professional- Legal- Compilation	\$20,000	\$13,128	\$1,094
6100	Repair/Maintenance - Gen	\$15,600	\$16,500	\$1,375
6200	Pool Service	\$4,950	\$5,750	\$479
7000	Utilities - Electric (TECO)	\$10,670	\$10,800	\$900
7003	Utilities - Trash	\$35,000	\$32,500	\$2,708
7004	Utilities - Water	\$72,000	\$73,500	\$6,125
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$320,620</b>	<b>\$331,828</b>	<b>\$27,598</b>
	<b>RESERVES</b>			<b>\$0</b>
9010	Reserves Painting	\$0	\$8,663	\$722
9020	Reserves Paving/Seal Coat	\$0	\$20,350	\$1,696
9030	Reserves Roofing	\$68,540	\$17,687	\$1,474
9090	Reserves Pool	\$0	\$633	\$53
9100	Reserves Developer Deferred	\$0	\$21,762	\$1,814
	<b>TOTAL RESERVES</b>	<b>\$68,540</b>	<b>\$69,095</b>	<b>\$5,758</b>
	<b>TOTAL EXPENSES</b>	<b>\$389,160</b>	<b>\$400,923</b>	<b>\$33,356</b>

Approved 2025 Maintenance Fee      \$355

Approved 11/9/24

**RESERVE ANALYSIS**  
**MANHATTAN TOWNHOMES OWNERS ASSOCIATION, INC.**  
 January 1st 2025 through December 31st 2025

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current reserve through 1/1/2025</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2025 Fully funded amount</b>	<b>2025 APPROVED ANNUAL BUDGET</b>
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Painting / Buildings	\$75,000	\$5,696	10	7	\$69,304	\$8,663	\$8,663
Paving / Seal Coat	\$36,000	\$16,350	10	1	\$19,650	\$19,650	\$20,350
Roofing	\$325,000	\$77,380	15	14	\$247,620	\$17,687	\$17,687
Pool	\$18,500	\$16,600	10	3	\$1,900	\$633	\$633
Deferred Maintenance		\$54,785			\$0	0	\$21,762

<b>TOTALS</b>	<b>\$454,500</b>	<b>\$170,811</b>			<b>\$338,474</b>	<b>\$46,633</b>	<b>\$69,095</b>
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